

# \$539,000 - 1501, 1330 15 Avenue Sw, Calgary

MLS® #A2164225

**\$539,000**

2 Bedroom, 2.00 Bathroom, 1,505 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Rare offering for a penthouse unit with over 1500sqft in the heart of Beltline! Freshly painted and move in ready, this condo features 9ft ceilings, generous room sizes, beautiful natural light, two large bedrooms and two full baths. Extensive custom cherry millwork throughout the home - sophisticated and functional creating a class refined vibe - but if "cherry" isn't your "cup of tea" the millwork could easily be lacquered out to create a more contemporary vibe. The downtown views are fantastic and both bedrooms plus kitchen/living area open out directly to the oversized deck which runs the full width of the unit. The unit features a generous kitchen with large central island, ample storage, and stainless steel appliances.

Cabinetry extends beyond kitchen creating a full home office center with lots of light facing the east facing balcony. The primary bedroom is enormous and offers an impressive full wall of custom closets and built-in cabinets. Patio access, a walk-in closet and full ensuite bath complete the primary suite. 2nd bedroom is also large with balcony access. Beautiful living room with brick surround wood burning fireplace (painted white), and lots of space for relaxation and entertaining. Enjoy the views of the city from all primary rooms plus the extended balcony. This penthouse unit is complete with its own laundry and parking stall in the underground parkade. Comprehensive condo fees including all utilities even electricity. Fantastic downtown location



walking distance all the restaurants and shops on 17Ave, Coop and Safeway, the C-train, river pathways and downtown. One of just four penthouse units in this well managed concrete building, this represents a unique opportunity for a savvy buyer to get into a penthouse unit in the Beltline under \$360sqft.

The open layout and large square footage, high ceilings, fresh white paint, extended balcony, extensive custom millwork, and expansive downtown viewlines provide a perfect platform to add your personal touches and design changes to further enhance the value of this rare offering.

Built in 1973

### **Essential Information**

MLS® #	A2164225
Price	\$539,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	1501, 1330 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3N7

### **Amenities**

Amenities	Elevator(s), Garbage Chute, Parking, Trash
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	15

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	September 17th, 2024
Days on Market	178
Zoning	CC-COR

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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